

073.0

0002

0016.F

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

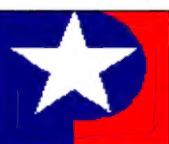
Total Card / Total Parcel
695,600 / 695,600

USE VALUE:

695,600 / 695,600

ASSESSED:

695,600 / 695,600


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 16 | | PAMELA DR, ARLINGTON |

| OWNERSHIP | Unit #: |
|------------------------|---------|
| Owner 1: CHO JOHN Y | |
| Owner 2: KIRBY COLLEEN | |
| Owner 3: | |

| | |
|---------------------------|--|
| Street 1: 16 PAMELA DRIVE | |
| Street 2: | |

| | |
|---------------------|--------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02474 | Type: |

| PREVIOUS OWNER |
|----------------|
| Owner 1: |
| Owner 2: |
| Street 1: |
| Twn/City: |
| St/Prov: |
| Postal: |

| NARRATIVE DESCRIPTION |
|--|
| This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Clapboard Exterior and 1795 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS | | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|--|
| Item | Code | Description | % | Item | Code | Description | |
| Z | R0 | LARGE LOT | 100 | water | | | |
| o | | | | Sewer | | | |
| n | | | | Electri | | | |
| Census: | | | | Exempt | | | |
| Flood Haz: | | | | | | | |
| D | | Topo | 8 | Ledge | | | |
| s | | Street | | | | | |
| t | | Gas: | | | | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|---------|----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 7125 | Sq. Ft. | Site | | | 0 | 70. | 0.84 | 12 | | | Easemen | -5 | | | | | 421,442 | | | | | | 421,400 | |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | | | Legal Description | | | | User Acct | |
|------------------------------|-----------------|---------|--------------------------------|---------|-----------------|------------------|--|--|--|-------------------|--|--|--|-----------|--|
| 101 | 7125.000 | 270,500 | 3,700 | 421,400 | 695,600 | | | | | | | | | 46364 | |
| Total Card | 0.164 | 270,500 | 3,700 | 421,400 | 695,600 | Entered Lot Size | | | | | | | | GIS Ref | |
| Total Parcel | 0.164 | 270,500 | 3,700 | 421,400 | 695,600 | Total Land: | | | | | | | | GIS Ref | |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 387.48 | /Parcel: 387.48 | Land Unit Type: | | | | | | | | Insp Date | |

| | |
|---------------------|----------|
| 10/05/18 | 10/05/18 |
| 16160! | |
| PRIOR ID # 1: 46364 | |
| PRIOR ID # 2: | |
| PRIOR ID # 3: | |
| PRIOR ID # 1: | |
| PRIOR ID # 2: | |
| PRIOR ID # 3: | |
| LAST REV | |
| DATE | TIME |
| 12/30/21 | 03:25:19 |
| APRO | |
| 6160 | |
| ASR MAP: | |
| FACT DIST: | |
| REVAL DIST: | |
| YEAR: | |
| LANDREASON: | |
| BLDREASON: | |
| CIVILDISTRICT: | |
| RATION: | |

| PREVIOUS ASSESSMENT | Parcel ID | 073.0-0002-0016.F |
|---------------------|-----------|-------------------|
|---------------------|-----------|-------------------|

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 270,500 | 3700 | 7,125. | 421,400 | 695,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 261,200 | 3700 | 7,125. | 421,400 | 686,300 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 261,200 | 3700 | 7,125. | 421,400 | 686,300 | 686,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 227,900 | 3900 | 7,125. | 391,300 | 623,100 | 623,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 227,200 | 3000 | 7,125. | 391,300 | 621,500 | 621,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 227,200 | 3000 | 7,125. | 343,200 | 573,400 | 573,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 227,200 | 3000 | 7,125. | 313,100 | 543,300 | 543,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 226,200 | 3100 | 7,125. | 276,900 | 506,200 | 506,200 | Year End Roll | 12/11/2014 |

| SALES INFORMATION | | | | | | | | | | TAX DISTRICT | | | | PAT ACCT. | | | |
|-------------------|-----------|------|------------|--------------|--|------------|----|-----|-------|--------------|--|--|--|-----------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | | Sale Price | V | Tst | Verif | Notes | | | | | | | |
| SOWARD TRACI L | 37104-613 | | 11/20/2002 | Portion-Asst | | 497,100 | No | No | | | | | | | | | |
| CLUKEY MARK E | 29393-402 | | 11/19/1998 | Family | | 99 | No | No | F | | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|------------|--------------------------------|-----|-------------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 9/20/2017 | 1226 | Redo Kit | 23,000 | C | | | | | 10/5/2018 | Meas/Inspect | CC | Chris C | | | | | |
| 7/22/2009 | 619 | New Wind | 8,000 | | | | | | 12/10/2008 | Meas/Inspect | 189 | PATRIOT | | | | | |
| 4/14/2003 | 268 | Re-Roof | 6,500 | | | | | | 6/22/2004 | External Ins | BR | B Rossignol | | | | | |
| | | | | | | | | | 4/2/2003 | MLS | MM | Mary M | | | | | |
| | | | | | | | | | 11/3/2000 | Hearing N/C | 189 | PATRIOT | | | | | |
| | | | | | | | | | 7/25/2000 | MLS | MM | Mary M | | | | | |
| | | | | | | | | | 11/3/1999 | Mailer Sent | | | | | | | |
| | | | | | | | | | 10/14/1999 | Measured | 264 | PATRIOT | | | | | |
| | | | | | | | | | 12/1/1981 | | CM | | | | | | |
| | | | | | | | | | Sign: | VERIFICATION OF VISIT NOT DATA | | | | | | | |

